

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney
☒ Attorney for: Debtor, Jean A. Butler-Boren

In re:

Jean A. Butler-Boren,

Debtor(s).

CASE NO.: 8:18-bk-11262

CHAPTER: 13

NOTICE OF SALE OF ESTATE PROPERTY

Sale Date: 03/11/2021

Time: 10:30 am

Location: 411 W. Fourth Street, Santa Ana, CA 92701 - via Zoomgov

Last date to file objections: 02/25/2021

residential real property: 23882 Innisbrook Lane, Laguna Niguel, CA 92677
APN: 659-131-01

"as is, where as"; with no warranties, closing to occur immediately after Court Order.

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

Initial overbid must be \$10,000 over purchase price and \$1,000 increments thereafter. Overbids must be received in writing by March 4, 2021 to Debtor's counsel at the address provided above.

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

Hearing Date: March 11, 2021

Time: 10:30 a.m.

Ctrm: 5A, US Bankruptcy Court - 411 W. Fourth Street, Santa Ana, CA 92701

*Due to the COVID-19 outbreak, Judge Smith has suspended her prior telephonic hearing procedures. Except as may be otherwise ordered by the Court, all hearings before Judge Smith will be conducted remotely using ZoomGov. Hearing participants and members of the public may view and listen to hearings before Judge Smith using ZoomGov free of charge. Video and audio connection information for each hearing will be provided on Judge Smith's publicly posted hearing calendar, which may be viewed online at: <http://ecf-ciao.cacb.uscourts.gov/CiaoPosted/?jid=ES>.

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

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Email: tom@polis-law.com

Date: 02/17/2021

*The following is the unique ZoomGov connection information for the above-referenced hearing:

Meeting URL: <https://cacb.zoomgov.com/j/1606980711>

Meeting ID: 160 698 0711

Password: 079395

Telephone: 1 (669) 254-5252 or 1 (646) 828-7666

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:
19800 MacArthur Blvd., Suite 1000, Irvine, CA 92612

A true and correct copy of the foregoing document entitled: **NOTICE OF SALE OF ESTATE PROPERTY** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On *(date)* 02/17/2021, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

see attached

☒ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On *(date)* 02/17/2021, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

see attached

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on *(date)* _____, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

02/17/2021
Date

Cristina L. Allen
Printed Name

/s/ Cristina L. Allen
Signature

CONTINUED PROOF OF SERVICE PAGE

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF"):

Amrane (SA) Cohen (TR) efile@ch13ac.com
Nancy L Lee bknotice@mccarthyholthus.com, nlee@ecf.courtdrive.com
Corey Phuse corey.phuse@wellsfargo.com
Joshua L Scheer jscheer@scheerlawgroup.com, jscheer@ecf.courtdrive.com
United States Trustee (SA) ustpreion16.sa.ecf@usdoj.gov
Reilly D Wilkinson rwilkinson@scheerlawgroup.com, rwilkinson@ecf.courtdrive.com

2. SERVED BY U.S. MAIL:

Hon. Erithe A. Smith, US Bankruptcy Court, 411 W. Fourth Street, Suite 5040, Santa Ana, CA 92701
Employment Development Dept. |Bankruptcy Group MIC 92E|P.O. Box 826880|Sacramento, CA 94280-0001 |||
Franchise Tax Board |Bankruptcy Section MS: A-340|P.O. Box 2952|Sacramento, CA 95812-2952 |||
Santa Ana Division|411 West Fourth Street, Suite 2030,|Santa Ana, CA 92701-4500|||
Advanta Bank Corporation |Resurgent Capital Services|PO Box 10368|Greenville, SC 29603-0368| ||
Ajax Mortgage Loan Trust 2018-G, et al. |C/O Gregory Funding, LLC|PO Box 742334|Los Angeles, CA 90074-2334| ||
Cavalry SPV I, LLC |500 Summit Lake Drive, Ste 400|Valhalla, NY 10595-2321| |||
Comenity Bank/Victoria's Secret |P.O. Box 182273|Columbus, OH 43218-2273| |||
Credit One Bank |PO Box 98873|Las Vegas, NV 89193-8873| |||
First American Title Insurance Co. |4795 Regent Blvd., Mail Code 1011-F|Irving, TX 75063-2466| |||
INTERNAL REVENUE SERVICE|CENTRALIZED INSOLVENCY OPERATIONS|PO BOX 7346|PHILADELPHIA PA 19101-7346|
LNRC |23500 Clubhouse Drive|Laguna Niguel, CA 92677-2902| |||
LVNV Funding, LLC its successors and assigns|assignee of MHC Receivables, LLC and|FNBM, LLC|Resurgent Capital Services|PO Box 10587|Greenville, SC 29603-0587 |
Midland Credit Management, Inc. as agent for|Asset Acceptance LLC|Po Box 2036|Warren MI 48090-2036| ||
Midland Funding LLC |PO Box 2011|Warren, MI 48090-2011| |||
Office of the US Trustee, Santa Ana |411 West Fourth St, Ste 7160|Santa Ana, CA 92701-4500| |||
Quantum3 Group LLC as agent for |Comenity Bank|PO Box 788|Kirkland, WA 98083-0788| ||
United States Trustee (SA) |411 W Fourth St., Suite 7160|Santa Ana, CA 92701-4500|||
Wells Fargo Bank, N.A. |Default Document Processing|N9286-01Y|1000 Blue Gentian Road|Eagan, MN 55121-7700| |
Wells Fargo Home Mortgage |P.O. Box 9065|Temecula, CA 92589-9065| |||
Wells Fargo Home Mortgage |PO Box 10335|Des Moines, IA 50306-0335| |||
Wells Fargo Home Mortgage |PO Box 14472|Des Moines, IA 50306-3472| |||
Wells Fargo Home Mortgage |Written Customer Contact|Des Moines, IA 50306| |||
